

FILED  
GREENVILLE CO. S. C.

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
DONNIE S. TAYNERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Benjamin E. Brooks and Clara L. Brooks

in consideration of Thirty Seven Thousand Nine Hundred Fifty and No/100 (\$37,950.00) Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Edward M. Mulligan and Ruthann B. Mulligan, their heirs and assigns, forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the northern corner of the intersection of Carlton Drive with Pinehurst Drive in the Town of Mauldin, Greenville County, South Carolina being shown and designated as Lot No. 10 on a plat of Pine Valley Estates, Section No. 1 made by Dalton & Neves dated February, 1960 recorded in the RMC Office for Greenville County, South Carolina in Plat Book MM, page 138, reference to which is hereby craved for the metes and bounds thereof.

799-716.2-1-123

The above property is the same property conveyed to the Grantors by deed of John C. Gilbert recorded in the RMC Office for Greenville County, S.C. in Deed Book 792, page 417 and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

The Grantees assume and agree to pay Town of Mauldin and Greenville County property taxes for the tax year 1974 and subsequent years.



Greenville County  
Stamps  
Paid \$ 41.80  
Act No. 380 Sec. 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs or successors and assigns against the grantor(s) and the grantor's(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 25th day of April 1974.  
Signed, sealed and delivered in the presence of:

Robert F. Tyngler  
Richard M. Jones Jr. (SEAL)  
Benjamin E. Brooks (SEAL)  
Clara L. Brooks (SEAL)

STATE OF NORTH CAROLINA }  
COUNTY OF GREENVILLE }  
PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of April 1974.

Richard D. Kane (SEAL) Robert F. Tyngler  
Notary Public for South Carolina North Carolina  
My commission expires: My Commission Expires September 24, 1978

STATE OF NORTH CAROLINA }  
COUNTY OF GREENVILLE }  
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wifess) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 25th day of April 1974.  
Richard D. Kane (SEAL) Clara L. Brooks  
Notary Public for South Carolina North Carolina  
My commission expires: My Commission Expires September 24, 1978

RECORDED this day of APR 30 1974 M. No. 27359

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